

Stephen M. Culpovich

023372

TRANSFER
TAX
PAID

of 24 Central Ave, Waterville, ME 04901
for consideration paid,

grant to David P. Rogers and Celeste M. Rogers

of 28 Clinton Ave, Winslow, ME 04901

with WARRANTY COVENANTS, as JOINT TENANTS, the land in Waterville,
Kennebec County, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

X-9766

Witness my hand and seal

this 29th day of July, 1999.

Rachel C. Mahaney

Stephen M. Culpovich
Stephen M. Culpovich

THE STATE OF MAINE

Kennebec ss.

July 29, 1999

Then personally appeared the above named Stephen M. Culpovich and
acknowledged the foregoing instrument to be his free act and deed,

Before me,

Rachel C. Mahaney
Notary Public

Print Name: Rachel C. Mahaney

My Commission Expires: 06/19/04

EXHIBIT A

A certain lot or parcel of land with the improvements thereon situated on the northwesterly side of Central Avenue, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin found on the northwesterly right of way line of Central Avenue at the most easterly corner of the land described in the deed to Christopher R. Beach, said deed dated October 17, 1991 and recorded in the Kennebec County Registry of Deeds Book 3997, Page 64; thence by the following courses and distances, to wit:

1) North Fifty-eight Degrees, Forty-three Minutes, Thirty-seven Seconds West (N 58° 43' 37" W) along the northeasterly line of the land owned by said Beach, a distance of One Hundred Thirty-one and 44/100ths (131.44) feet to an iron pin found at the most northerly corner of said land; thence

2) South Thirty-one Degrees, Twenty-seven Minutes, Eight Seconds West (S 31° 27' 08" W) along the northwesterly line of the land owned by said Beach, a distance of Sixty-six and 17/100ths (66.17) feet to an iron pin found at an easterly corner of the land described in the deed to Home Development Company, said deed dated March 21, 1945 and recorded in the Kennebec Registry Book 817, Page 260; thence

3) North Fifty-eight Degrees, Fifty-four Minutes, Nineteen Seconds West (N 58° 54' 19" W) along a northeasterly line of the land formerly owned by said Company, now owned by Foresite, Inc., see said Registry Book 1559, Page 105, a distance of One Hundred Thirty-one and 38/100ths (131.38) feet to an iron pin found on the southeasterly line of the land described in the deed of Motel Services, Inc. to the Waterville Housing Authority, said deed dated March 30, 1972 and recorded in the Kennebec Registry Book 1577, Page 82; thence

4) North Thirty-one Degrees, Fifteen Minutes, Forty-two Seconds East (N 31° 15' 42" E) along the southeasterly line of land owned by said Authority, a distance of One Hundred Ninety-eight and 45/100ths (198.45) feet to an iron pin found on said line at a westerly corner of the land formerly owned by said Home Development Company and now owned by Foresite, Inc., referenced above; thence

5) South Fifty-eight Degrees, Forty-four Minutes, Eighteen Seconds East (S 58° 44' 18" E) along a southwesterly line of the land of said corporation, a distance of One Hundred Thirty-one and 36/100ths (131.36) feet to a point on the northwesterly line of the land described in the deed of Edward A. Gurski et al. to Shirley Noel, said deed dated May 29, 1992 and recorded in the Kennebec Registry Book 4197, Page 212; thence

6) South Thirty-one Degrees, Nine Minutes, Twenty-six Seconds West (S 31° 09' 26" W) along the northwesterly line of the land owned by said Noel, a distance of Five and 79/100ths (5.79) feet to the most westerly corner of the land owned by said Noel; thence

7) South Fifty-eight Degrees, Thirty-seven Minutes, Five Seconds East (S

58° 37' 05" E) along the southwesterly line of the land owned by said Noel, a distance of One Hundred Thirty-one and 51/100ths (131.51) feet to an iron rod found on the northwesterly right of way line of Central Avenue at the most southerly corner of the land of Noel; thence

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8) South Thirty-one Degrees, Eleven Minutes, Seventeen Seconds West (S 31° 11' 17" W) along said right of way line, a distance of One Hundred Twenty-five and 86/100ths (125.86) feet to the iron pin found at the point of beginning.

Also conveying any right, title or interest in the land lying northeasterly of the line called in Paragraph 7 above.

The above described lot or parcel of land contains Forty-two Thousand, Six Hundred Thirty-one (42,631) square feet, more or less, or Zero and 979/1000ths (0.979) acres and is the same parcel shown on a survey entitled, "Plan of Land Owned by Stephen M. Culpovich, 24 Central Avenue, Waterville, ME, dated 10/79, as revised 7/99, by K & K Land Surveyors, Inc., Verne D. Pinney, PLS #1132.

Meaning and intending to convey the same premises described in the deed of Ralph L. Woods et al. to Stephen M. Culpovich, said deed dated April 1, 1975 and recorded in the Kennebec County Registry of Deeds, Book 1802, Page 137. Reference may also be had to a Plan of Nearer Heights Building Lots, dated May 25, 1945 and recorded on July 26, 1999 in Kennebec County Registry of Deeds, Plan File 99-132.

For source of title, reference may be had to deed from Ralph L. Woods and Bernadine Woods to Stephen M. Culpovich dated April 1, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1802 at Page 137.

RECEIVED KENNEBEC SS.

1999 AUG 10 PM 2:46

ATTEST: *Thomas Reed Mearns*
REGISTER OF DEEDS